



**Board of Commissioners of Cook County**  
**Report of the Business and Economic Development Committee**

**Tuesday, December 16, 2014**

**12:00 PM**

**Cook County Building, Board Rm. 569  
118 North Clark Street, Chicago, Illinois**

**ATTENDANCE**

**Present:** Chairman Steele, Commissioners Arroyo, Butler, Gorman, Moore and Schneider (6)

**Absent:** Chairman García, Vice Chairman Murphy and Commissioner Gainer (3)

**Commissioner Butler, seconded by Commissioner Moore moved to suspend the rules to appoint a temporary chair person. The motion carried.**

**Commissioner Butler, seconded by Commissioner Moore moved to approve as temporary chairman, Commissioner Steele. The motion carried.**

**SECTION 1**

**PUBLIC TESTIMONY**

Chairman Steele asked the Secretary to the Board to call upon the registered public speakers, in accordance with Cook County Code, Sec. 2-107 (dd).

1. George Blakemore, Concerned Citizen

**14-6183**

**Sponsored by:** TONI PRECKWINKLE, President, and ELIZABETH "LIZ" DOODY GORMAN, County Commissioner

**PROPOSED RESOLUTION**

**HIGGINS ROPPOLO, LLC 6B PROPERTY TAX INCENTIVE REQUEST**

**WHEREAS,** the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b application containing the following information:

**Applicant:** Higgins Roppolo, LLC

**Address:** 2051 E. Higgins Road, Elk Grove Village, Illinois

**Municipality or Unincorporated Township:** Village of Elk Grove Village

**Cook County District:** 17

**Permanent Index Number:** 08-26-103-015-0000

**Municipal Resolution Number:** Unincorporated Cook

**Number of month property vacant/abandoned:** 32 months vacant

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** 15 full-time

**Estimated Number of jobs retained at this location:** None

**Estimated Number of employees in Cook County:** None

**Estimated Number of construction jobs:** None

**Proposed use of property:** This property will be used for warehousing; freight and logistics.

**Living Wage Ordinance Compliance Affidavit Provided:** Yes

**WHEREAS**, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

**WHEREAS**, the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for more than 24 continuous months, there has been no purchased for value by a purchaser and the property is in need of substantial rehabilitation ; and

**WHEREAS**, in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 6b; and

**WHEREAS**, in the case of abandonment of over 24 months and no purchase for value by a disinterested buyer, the County may determine that special circumstances justify finding the property as being deemed abandoned; and

**WHEREAS**, Class 6b requires a resolution by the County Board validating the property as abandoned for the purpose of Class 6b; and

**WHEREAS**, the municipality states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

**WHEREAS**; industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

**NOW, THEREFORE, BE IT RESOLVED**, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b; and

**BE IT FURTHER RESOLVED**, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

**Legislative History:** 11/19/14 Board of Commissioners Motion to waive the rules

**Legislative History:** 11/19/14 Board of Commissioners referred to the Finance Subcommittee on Real Estate and Business and Economic Development (This committee no longer exists. There is now a Business and Economic Development Committee and real estate items will be in the Asset Management Committee)

**A motion was made by Commissioner Moore, seconded by Commissioner Butler, that this Resolution (Class 6B) Purchase for Value be approved. The motion carried by the following vote:**

**Ayes:** Chairman Steele, Commissioners Arroyo, Butler, Gorman, Moore and Schneider (6)

**Absent:** Chairman García, Vice Chairman Murphy and Commissioner Gainer (3)

**14-6184**

**Sponsored by:** TONI PRECKWINKLE, President, and GREGG GOSLIN, County Commissioner

**PROPOSED RESOLUTION**

**1125 CARNEGIE LLC OR ITS ASSIGNEE 6B PROPERTY TAX INCENTIVE REQUEST**

**WHEREAS,** the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b application containing the following information:

**Applicant:** 1125 Carnegie LLC or Its Assignee

**Address:** 1125 Carnegie Street, Rolling Meadows, Illinois

**Municipality or Unincorporated Township:** City of Rolling Meadows, Illinois

**Cook County District:** 14

**Permanent Index Number:** 02-23-401-053-0000

**Municipal Resolution Number:** 14-R-45

**Number of month property vacant/abandoned:** Nine (9) months

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** 17 full-time

**Estimated Number of jobs retained at this location:** 12 full-time, 5 temporary jobs

**Estimated Number of employees in Cook County:** 12 full-time, 5 part-time

**Estimated Number of construction jobs:** 10 full-time

**Proposed use of property:** The proposed use of property is industrial: manufacturing; warehousing and distribution of plastics.

**Living Wage Ordinance Compliance Affidavit Provided:** Yes

**WHEREAS,** the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

**WHEREAS,** the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

**WHEREAS,** in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances justify finding that the property is abandoned for purpose of Class 6b; and

**WHEREAS,** in the case of abandonment of less than 24 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

**WHEREAS,** Class 6b requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 24 consecutive months upon purchase for value; and

**WHEREAS,** the municipality states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

**WHEREAS,** industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

**NOW, THEREFORE, BE IT RESOLVED,** by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b; and

**BE IT FURTHER RESOLVED,** that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

**Legislative History:** 11/19/14 Board of Commissioners Motion to waive the rules

**Legislative History:** 11/19/14 Board of Commissioners referred to the Finance Subcommittee on Real Estate and Business and Economic Development (This committee no longer exists. There is now a Business and Economic Development Committee and real estate items will be in the Asset Management Committee)

**A motion was made by Commissioner Moore, seconded by Commissioner Butler, that this Resolution be approved. The motion carried by the following vote:**

**Ayes:** Chairman Steele, Commissioners Arroyo, Butler, Gorman, Moore and Schneider (6)

**Absent:** Chairman García, Vice Chairman Murphy and Commissioner Gainer (3)

**14-6195**

**Sponsored by:** TONI PRECKWINKLE, President, and GREGG GOSLIN, County Commissioner

**PROPOSED RESOLUTION**

**FEDEX GROUND PACKAGING SYSTEM, INC. 6B PROPERTY TAX INCENTIVE REQUEST**

**WHEREAS,** the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b application containing the following information:

**Applicant:** FedEx Ground Packaging System, Inc.

**Address:** 1234 Peterson Drive, Wheeling, Illinois

**Municipality or Unincorporated Township:** Village of Wheeling, Illinois

**Cook County District:** 14

**Permanent Index Number:** 03-14-405-030-0000; 03-14-405-031-0000; 03-14-405-032-0000;  
03-14-405-033-0000; 03-14-405-034-0000; 03-14-405-035-0000; 03-14-405-036-0000; 03-14-405-037-0000;  
03-14-200-027-0000

**Municipal Resolution Number:** 14-88

**Number of month property vacant/abandoned:** 14 months

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** 11 full-time, 39 part-time

**Estimated Number of jobs retained at this location:** nine (9) full-time, 22 part-time

**Estimated Number of employees in Cook County:** 1,770 full-time, 3,501 part-time

**Estimated Number of construction jobs:** 20 construction jobs

**Proposed use of property:** Industrial use: logistics; freight and shipping services

**Living Wage Ordinance Compliance Affidavit Provided:** Yes

**WHEREAS,** the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

**WHEREAS,** the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

**WHEREAS**, in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances justify finding that the property is abandoned for purpose of Class 6b; and

**WHEREAS**, in the case of abandonment of less than 24 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

**WHEREAS**, Class 6b requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 24 consecutive months upon purchase for value; and

**WHEREAS**, the municipality states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

**WHEREAS**, industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

**NOW, THEREFORE, BE IT RESOLVED**, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b; and

**BE IT FURTHER RESOLVED**, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

**Legislative History:** 11/19/14 Board of Commissioners Motion to waive the rules

**Legislative History:** 11/19/14 Board of Commissioners referred to the Finance Subcommittee on Real Estate and Business and Economic Development (This committee no longer exists. There is now a Business and Economic Development Committee and real estate items will be in the Asset Management Committee)

**A motion was made by Commissioner Moore, seconded by Commissioner Butler, that this Resolution be approved. The motion carried by the following vote:**

**Ayes:** Chairman Steele, Commissioners Arroyo, Butler, Gorman, Moore and Schneider (6)

**Absent:** Chairman García, Vice Chairman Murphy and Commissioner Gainer (3)

**14-6196**

**Sponsored by:** TONI PRECKWINKLE President, and TIMOTHY O. SCHNEIDER, County Commissioner

## **PROPOSED RESOLUTION**

### **TATKOWSKI INVESTMENT GROUP 6B PROPERTY TAX INCENTIVE REQUEST**

**WHEREAS,** the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b application containing the following information:

**Applicant:** Tatkowski Investment Group

**Address:** 3020 Malmo Drive, Arlington Heights, Illinois

**Municipality or Unincorporated Township:** Unincorporated Elk Grove Township

**Cook County District:** 15

**Permanent Index Number:** 08-23-202-023-0000

**Municipal Resolution Number:** Unincorporated Cook

**Number of month property vacant/abandoned:** Seven (7) years

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** Five (5) full-time

**Estimated Number of jobs retained at this location:** Six (6) full-time

**Estimated Number of employees in Cook County:** Six (6) full-time

**Estimated Number of construction jobs:** None

**Proposed use of property:** Industrial use: warehousing and distribution of multi-purpose loaders

**Living Wage Ordinance Compliance Affidavit Provided:** Yes

**WHEREAS,** the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

**WHEREAS,** the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for more than 24 continuous months, there has been no purchased for value by a purchaser and the property is in need of substantial rehabilitation ; and

**WHEREAS,** in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 6b; and

**WHEREAS,** in the case of abandonment of over 24 months and no purchase for value by a disinterested buyer, the County may determine that special circumstances justify finding the property as being deemed abandoned; and

**WHEREAS,** Class 6b requires a resolution by the County Board validating the property as abandoned for the purpose of Class 6b; and

**WHEREAS,** the municipality states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

**WHEREAS;** industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

**NOW, THEREFORE, BE IT RESOLVED,** by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b; and

**BE IT FURTHER RESOLVED,** that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

**Legislative History:** 11/19/14 Board of Commissioners Motion to waive the rules

**Legislative History:** 11/19/14 Board of Commissioners referred to the Finance Subcommittee on Real Estate and Business and Economic Development (This committee no longer exists. There is now a Business and Economic Development Committee and real estate items will be in the Asset Management Committee)

**A motion was made by Commissioner Moore, seconded by Commissioner Butler, that this Resolution be approved. The motion carried by the following vote:**

**Ayes:** Chairman Steele, Commissioners Arroyo, Butler, Gorman, Moore and Schneider (6)

**Absent:** Chairman García, Vice Chairman Murphy and Commissioner Gainer (3)

**14-6197**

**Sponsored by:** TONI PRECKWINKLE, President, and ELIZABETH "LIZ" DOODY GORMAN, County Commissioner

## **PROPOSED RESOLUTION**

### **MIDWEST INDUSTRIAL FUNDS (MIF) 1240-1250 GARNET, LLC 6B PROPERTY TAX INCENTIVE REQUEST**

**WHEREAS,** the Cook County Bureau of Economic Development received and reviewed a RealProperty Assessment Classification 6b application containing the following information:

**Applicant:** Midwest Industrial Funds (MIF) 1240-1250 Garnet, LLC

**Address:** 1240 Garnett Drive, Northlake, Illinois 60164

**Municipality or Unincorporated Township:** City of Northlake, Illinois

**Cook County District:** 17

**Permanent Index Number:** 12-30-100-020-0000

**Municipal Resolution Number:** R-03-2014

**Number of month property vacant/abandoned:** Two (2) months



**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** Two (2) - 10 full-time

**Estimated Number of jobs retained at this location:** 20 full-time

**Estimated Number of employees in Cook County:** 20 full-time

**Estimated Number of construction jobs:** Five (5) - 10 construction jobs

**Proposed use of property:** Industrial use: manufacturing and distribution of insulation products

**Living Wage Ordinance Compliance Affidavit Provided:** Yes

**WHEREAS,** the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

**WHEREAS,** the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

**WHEREAS,** in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances justify finding that the property is abandoned for purpose of Class 6b; and

**WHEREAS,** in the case of abandonment of less than 24 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

**WHEREAS,** Class 6b requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 24 consecutive months upon purchase for value; and

**WHEREAS,** the municipality states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

**WHEREAS,** industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

**NOW, THEREFORE, BE IT RESOLVED,** by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b; and

**BE IT FURTHER RESOLVED,** that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

**Legislative History:** 11/19/14 Board of Commissioners Motion to waive the rules

**Legislative History:** 11/19/14 Board of Commissioners referred to the Finance Subcommittee on Real Estate and Business and Economic Development (This committee no longer exists. There is now a Business and Economic Development Committee and real estate items will be in the Asset Management Committee)

**A motion was made by Commissioner Moore, seconded by Commissioner Butler, that this Resolution be approved. The motion carried by the following vote:**

**Ayes:** Chairman Steele, Commissioners Arroyo, Butler, Gorman, Moore and Schneider (6)

**Absent:** Chairman García, Vice Chairman Murphy and Commissioner Gainer (3)

**14-6208**

**Sponsored by:** TONI PRECKWINKLE, President, and ELIZABETH "LIZ" DOODY GORMAN, County Commissioner

**PROPOSED RESOLUTION**

**PERIC, LLC SERIES, 189 GORDON STREET 6B PROPERTY TAX INCENTIVE REQUEST**

**WHEREAS,** the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b application containing the following information:

**Applicant:** Peric, LLC Series, 189 Gordon Street

**Address:** 189 Gordon Street, Elk Grove Village, Illinois

**Municipality or Unincorporated Township:** Village of Elk Grove Village

**Cook County District:** 17

**Permanent Index Number:** 08-21-202-033-0000

**Municipal Resolution Number:** 37-13

**Number of month property vacant/abandoned:** 34 months vacant

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** 25 full-time, five (5) part-time

**Estimated Number of jobs retained at this location:** None

**Estimated Number of employees in Cook County:** None

**Estimated Number of construction jobs:** None

**Proposed use of property:** Industrial use: manufacturing; warehousing and distributions of custom glass replacement

**Living Wage Ordinance Compliance Affidavit Provided: Yes**

**WHEREAS**, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

**WHEREAS**, the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for more than 24 continuous months, there has been no purchased for value by a purchaser and the property is in need of substantial rehabilitation ; and

**WHEREAS**, in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 6b; and

**WHEREAS**, in the case of abandonment of over 24 months and no purchase for value by a disinterested buyer, the County may determine that special circumstances justify finding the property as being deemed abandoned; and

**WHEREAS**, Class 6b requires a resolution by the County Board validating the property as abandoned for the purpose of Class 6b; and

**WHEREAS**, the municipality states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

**WHEREAS**; industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

**NOW, THEREFORE, BE IT RESOLVED**, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b; and

**BE IT FURTHER RESOLVED**, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

**Legislative History:** 11/19/14 Board of Commissioners Motion to waive the rules

**Legislative History:** 11/19/14 Board of Commissioners referred to the Finance Subcommittee on Real Estate and Business and Economic Development (This committee no longer exists. There is now a Business and Economic Development Committee and real estate items will be in the Asset Management Committee)

**A motion was made by Commissioner Moore, seconded by Commissioner Butler, that this Resolution be approved. The motion carried by the following vote:**

**Ayes:** Chairman Steele, Commissioners Arroyo, Butler, Gorman, Moore and Schneider (6)

**Absent:** Chairman García, Vice Chairman Murphy and Commissioner Gainer (3)

**Sponsored by:** TONI PRECKWINKLE, President, and JOAN PATRICIA MURPHY, County Commissioner

**PROPOSED RESOLUTION**

**HOLLAND LLC CLASS 8 PROPERTY TAX INCENTIVE REQUEST**

**WHEREAS,** the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 8 application containing the following information: **Applicant:** Holland LLC

**Address:** 310 W. 162nd Street, South Holland, Illinois 60473

**Municipality or Unincorporated Township:** Village of South Holland, Illinois

**Cook County District:** 6

**Permanent Index Number:** 29-16-400-057-0000 and 29-16-400-058-0000

**Municipal Resolution Number:** September 15, 2014

**Number of month property vacant/abandoned:** eight (8) months

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** None

**Estimated Number of jobs retained at this location:** 95 full-time

**Estimated Number of employees in Cook County:** 95 full-time

**Estimated Number of construction jobs:** 15 - 20

**Proposed use of property:** Industrial use: warehousing and distribution logistical and freight services

**Living Wage Ordinance Compliance Affidavit Provided:** Yes

**WHEREAS,** the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 8 that provides an applicant a reduction in the assessment level for an abandoned commercial facility; and

**WHEREAS,** the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

**WHEREAS,** in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 8; and

**WHEREAS,** in the case of abandonment of less than 24 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

**WHEREAS,** Class 8 requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 24 consecutive months upon purchase for value; and

**WHEREAS,** the municipality states the Class 8 is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

**WHEREAS;** commercial real estate is normally assessed at 25% of its market value, qualifying commercial real estate eligible for the Class 8 can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 8 will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

**NOW, THEREFORE, BE IT RESOLVED,** by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 8; and

**BE IT FURTHER RESOLVED,** that the County Clerk is hereby authorized and directed to forward acertified copy of this resolution to the Office of the Cook County Assessor

**Legislative History:** 11/19/14 Board of Commissioners Motion to waive the rules

**Legislative History:** 11/19/14 Board of Commissioners referred to the Finance Subcommittee on Real Estate and Business and Economic Development (This committee no longer exists. There is now a Business and Economic Development Committee and real estate items will be in the Asset Management Committee)

**A motion was made by Commissioner Moore, seconded by Commissioner Butler, that this Resolution be approved. The motion carried by the following vote:**

**Ayes:** Chairman Steele, Commissioners Arroyo, Butler, Gorman, Moore and Schneider (6)

**Absent:** Chairman García, Vice Chairman Murphy and Commissioner Gainer (3)

**14-6255**

**Sponsored by:** TONI PRECKWINKLE, President, and JOAN PATRICIA MURPHY, County Commissioner

## **PROPOSED RESOLUTION**

### **MVF STORAGE CLASS 8 PROPERTY TAX INCENTIVE REQUEST**

**WHEREAS,** the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 8 application containing the following information:

**Applicant:** MVF Storage

**Address:** 4325 Frontage Road, Oak Forest, Illinois

**Municipality or Unincorporated Township:** City of Oak Forest, Illinois

**Cook County District:** 6

**Permanent Index Number:** 28-22-404-019-0000

**Municipal Resolution Number:** 2014-08-0241R

**Number of month property vacant/abandoned:** 21 months vacant

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** two (2) full-time, one (1) part-time

**Estimated Number of jobs retained at this location:** None

**Estimated Number of employees in Cook County:** None

**Estimated Number of construction jobs:** 50

**Proposed use of property:** Industrial use: Self-served storage facility

**Living Wage Ordinance Compliance Affidavit Provided:** Yes

**WHEREAS,** the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 8 that provides an applicant a reduction in the assessment level for an abandoned commercial facility; and

**WHEREAS,** the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

**WHEREAS,** in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 8; and

**WHEREAS,** in the case of abandonment of less than 24 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

**WHEREAS,** Class 8 requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 24 consecutive months upon purchase for value; and

**WHEREAS,** the municipality states the Class 8 is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

**WHEREAS;** commercial real estate is normally assessed at 25% of its market value, qualifying commercial real estate eligible for the Class 8 can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 8 will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

**NOW, THEREFORE, BE IT RESOLVED,** by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 8; and

**BE IT FURTHER RESOLVED**, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

**Legislative History:** 11/19/14 Board of Commissioners Motion to waive the rules

**Legislative History:** 11/19/14 Board of Commissioners referred to the Finance Subcommittee on Real Estate and Business and Economic Development (This committee no longer exists. There is now a Business and Economic Development Committee and real estate items will be in the Asset Management Committee)

**A motion was made by Commissioner Moore, seconded by Commissioner Butler, that this Resolution be approved. The motion carried by the following vote:**

**Ayes:** Chairman Steele, Commissioners Arroyo, Butler, Gorman, Moore and Schneider (6)

**Absent:** Chairman García, Vice Chairman Murphy and Commissioner Gainer (3)

**14-6368**

**Sponsored by:** TONI PRECKWINKLE, President, and ELIZABETH "LIZ" DOODY GORMAN, County Commissioner

**PROPOSED RESOLUTION**

**D'ARTAGNAN, INC. OR ITS ASSIGNEE 6B PROPERTY TAX INCENTIVE REQUEST**

**WHEREAS,** the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b application containing the following information:

**Applicant:** D'Artagnan, Inc. or Its Assignee

**Address:** 90 Rawls Road, Des Plaines, Illinois

**Municipality or Unincorporated Township:** City of Des Plaines, Illinois

**Cook County District:** 17

**Permanent Index Number:** 09-19-301-022-0000

**Municipal Resolution Number:** R-174-14

**Number of month property vacant/abandoned:** 17 months vacant

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** 15 full-time

**Estimated Number of jobs retained at this location:** 13 full-time

**Estimated Number of employees in Cook County:** 13 full-time

**Estimated Number of construction jobs:** Undetermined

**Proposed use of property:** Industrial use; packaging; warehousing and distribution of gaming meat

**Living Wage Ordinance Compliance Affidavit Provided:** Yes

**WHEREAS**, the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

**WHEREAS**, the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for more than 24 continuous months, there has been no purchased for value by a purchaser and the property is in need of substantial rehabilitation ; and

**WHEREAS**, in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 6b; and

**WHEREAS**, in the case of abandonment of over 24 months and no purchase for value by a disinterested buyer, the County may determine that special circumstances justify finding the property as being deemed abandoned; and

**WHEREAS**, Class 6b requires a resolution by the County Board validating the property as abandoned for the purpose of Class 6b; and

**WHEREAS**, the municipality states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

**WHEREAS**; industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

**NOW, THEREFORE, BE IT RESOLVED**, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b; and

**BE IT FURTHER RESOLVED**, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

**Legislative History:** 11/19/14 Board of Commissioners Motion to waive the rules

**Legislative History:** 11/19/14 Board of Commissioners referred to the Finance Subcommittee on Real Estate and Business and Economic Development (This committee no longer exists. There is now a Business and Economic Development Committee and real estate items will be in the Asset Management Committee)

**A motion was made by Commissioner Moore, seconded by Commissioner Butler, that this Resolution be approved. The motion carried by the following vote:**

**Ayes:** Chairman Steele, Commissioners Arroyo, Butler, Gorman, Moore and Schneider (6)

**Absent:** Chairman García, Vice Chairman Murphy and Commissioner Gainer (3)



**Sponsored by:** TONI PRECKWINKLE, President, and JEFFREY R. TOBOLSKI, County Commissioner

**PROPOSED RESOLUTION**

**634GA, LLC 6B PROPERTY TAX INCENTIVE REQUEST**

**WHEREAS,** the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b application containing the following information:

**Applicant:** 634GA, LLC

**Address:** 9501 Nevada Avenue, Franklin Park, Illinois 60131

**Municipality or Unincorporated Township:** Village of Franklin Park, Illinois

**Cook County District:** 16

**Permanent Index Number:** 12-27-300-030-0000; 12-27-300-033-0000; 12-27-300-045-0000

**Municipal Resolution Number:** 1415-R-09

**Number of month property vacant/abandoned:** 16

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** 20 full-time, 0 part-time

**Estimated Number of jobs retained at this location:** 65 full-time, 0 part-time

**Estimated Number of employees in Cook County:** 65 full-time, 0 part-time

**Estimated Number of construction jobs:** 20

**Proposed use of property:** Industrial-Manufacturing

**Living Wage Ordinance Compliance Affidavit Provided:** Yes

**WHEREAS,** the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

**WHEREAS,** the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

**WHEREAS,** in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 6b; and

**WHEREAS,** in the case of abandonment of less than 24 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

**WHEREAS,** Class 6b requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 24 consecutive months upon purchase for value; and

**WHEREAS,** the municipality states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

**WHEREAS,** industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

**NOW, THEREFORE, BE IT RESOLVED,** by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b; and

**BE IT FURTHER RESOLVED,** that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

**Legislative History:** 11/19/14 Board of Commissioners Motion to waive the rules

**Legislative History:** 11/19/14 Board of Commissioners referred to the Finance Subcommittee on Real Estate and Business and Economic Development (This committee no longer exists. There is now a Business and Economic Development Committee and real estate items will be in the Asset Management Committee)

**A motion was made by Commissioner Moore, seconded by Commissioner Butler, that this Resolution (Class 6B) Purchase for Value be approved. The motion carried by the following vote:**

**Ayes:** Chairman Steele, Commissioners Arroyo, Butler, Gorman, Moore and Schneider (6)

**Absent:** Chairman García, Vice Chairman Murphy and Commissioner Gainer (3)

**14-6426**

**Sponsored by:** TONI PRECKWINKLE, President, and ELIZABETH "LIZ" DOODY GORMAN, County Commissioner

## **PROPOSED RESOLUTION**

### **HAMALOT, INC. 6B PROPERTY TAX INCENTIVE REQUEST**

**WHEREAS,** the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b application containing the following information:

**Applicant:** Hamalot, Inc.

**Address:** 2399 Foster Avenue, Wheeling, Illinois

**Municipality or Unincorporated Township:** Village of Wheeling, Illinois

**Cook County District:** 17

**Permanent Index Number:** 03-23-407-033-0000

**Municipal Resolution Number:** 14-58

**Number of month property vacant/abandoned:** 18 months vacant

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** None

**Estimated Number of jobs retained at this location:** Five (5) full-time, five (5) part-time

**Estimated Number of employees in Cook County:** Five (5) full-time, five (5) part-time

**Estimated Number of construction jobs:** 10

**Proposed use of property:** Industrial use: Manufacturing and design of recycled asphalt

**Living Wage Ordinance Compliance Affidavit Provided:** Yes

**WHEREAS,** the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

**WHEREAS,** the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

**WHEREAS,** in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 6b; and

**WHEREAS,** in the case of abandonment of less than 24 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

**WHEREAS,** Class 6b requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 24 consecutive months upon purchase for value; and

**WHEREAS,** the municipality states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

**WHEREAS**, industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

**NOW, THEREFORE, BE IT RESOLVED**, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b; and

**BE IT FURTHER RESOLVED**, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

**Legislative History:** 11/19/14 Board of Commissioners Motion to waive the rules

**Legislative History:** 11/19/14 Board of Commissioners referred to the Finance Subcommittee on Real Estate and Business and Economic Development (This committee no longer exists. There is now a Business and Economic Development Committee and real estate items will be in the Asset Management Committee)

**A motion was made by Commissioner Moore, seconded by Commissioner Butler, that this Resolution be approved. The motion carried by the following vote:**

**Ayes:** Chairman Steele, Commissioners Arroyo, Butler, Gorman, Moore and Schneider (6)

**Absent:** Chairman García, Vice Chairman Murphy and Commissioner Gainer (3)

**14-6427**

**Sponsored by:** TONI PRECKWINKLE, President, STANLEY MOORE, JOAN PATRICIA MURPHY and DEBORAH SIMS, County Commissioners

## **PROPOSED ORDINANCE**

### **CAL SAG ENTERPRISE ZONE**

#### **AN ORDINANCE FOR THE ESTABLISHMENT OF AN ENTERPRISE ZONE SUBJECT TO THE ENTERPRISE ZONE ACT OF THE STATE OF ILLINOIS.**

**WHEREAS**, the State of Illinois Enterprise Zone Act (20 ILCS 655/1 et seq) provides for the creation of enterprise zones to encourage private sector investments in economically distressed areas throughout the State; and

**WHEREAS**, The Village of Alsip, The City of Blue Island, The Village of Calumet Park, The City of Country Club Hills, The Village of Dixmoor, The Village of East Hazel Crest, The Village of Homewood, The City of Harvey, The Village of Hazel Crest, The City of Markham, The Village of Merrionette Park, The City of Oak Forest, The Village of Phoenix, The Village of Robbins, The Village of Worth, The Village of Midlothian, and the County of Cook, a body Politic and Corporate of the State of Illinois, are organized and existing under the laws of that State of Illinois. Each have areas within their respective legal boundaries that are economically distressed and would benefit from private sector investments under the Enterprise Zone Act; and

**WHEREAS**, the aforesaid Municipalities and County have joined in the collective pursuit of a joint Enterprise Zone, subject to approval of their respective governing bodies; and

**WHEREAS**, it is determined that it is in the best interest of the citizens of the County and Municipalities to establish an Enterprise Zone and encourage private sector investments within said Enterprise Zone; and

**WHEREAS**, prior to filing of an application for approval of the designation of an Enterprise Zone under the Illinois Enterprise Zone Act, it is required that the County and Municipalities adopt an Ordinance designating the proposed Enterprise Zone; and

**BE IT ORDAINED** by the Board of Commissioners of Cook County Chapter 14, Community Development, Article III, Cal Sag Enterprise Zone, Sections 14-29 through 14-37, be hereby enacted as follows:

### **ARTICLE III. CAL SAG ENTERPRISE ZONE**

#### **Sec. 14-29. Establishment of Enterprise Zone and Enterprise Zone Designation.**

In accordance with the Enterprise Zone Act (20 ILCS 655/1 et seq.), the Board of Commissioners hereby establishes an Enterprise Zone in cooperation with The Village of Alsip, The City of Blue Island, The Village of Calumet Park, The City of Country Club Hills, The Village of Dixmoor, The Village of East Hazel Crest, The Village of Homewood, The City of Harvey, The Village of Hazel Crest, The City of Markham, The Village of Merrionette Park, The City of Oak Forest, The Village of Phoenix, The Village of Robbins, The Village of Worth, The Village of Midlothian, and the County of Cook.. Each have areas within their respective legal boundaries that are economically distressed and would benefit from private sector investments under the Enterprise Zone Act. This Enterprise Zone is hereby declared and established pursuant to authority granted by the Illinois Enterprise Zone Act, as amended. The Enterprise Zone is named and designated as the Cal Sag Enterprise Zone; said Enterprise Zone is further subject and contingent on approval by the Illinois Enterprise Zone Board and certification by the Illinois Department of Commerce and Economic Opportunity.

#### **Sec. 14-30. Term.**

The term of the Enterprise Zone is 15 years, subject to the effective date of certification of the Enterprise Zone and the potential 10-year renewal prescribed under the Illinois Enterprise Zone Act.

#### **Sec. 14-31. Description of zone.**

The area of the designated Enterprise Zone is outlined in the map in EXHIBIT A and the Zone's boundaries are delineated in the legal description provided in EXHIBIT B, which exhibits are attached to this Ordinance and incorporated herein by reference.

#### **Sec. 14-32. Qualifications.**

The County and the Municipalities hereby declare and affirm that the Zone Area is qualified for designation as an Enterprise Zone in accordance with the provisions of the Act, and it is declared herein:

- (a) The Zone Area is a contiguous area;
- (b) The Zone Area comprises an area larger than one-half square miles and not more than Fifteen square miles in total area;
- (c) The Zone Area is a depressed area;

(d) The Zone Area addresses a reasonable need to encompass portions of more than one (1) municipality and adjacent unincorporated areas of the County;

(e) The Zone Area exceeds the minimum requirement of meeting 3 of the 10 criteria specified in the Illinois Enterprise Act (20ILCS 655/4 (f);

(f) A public hearing was conducted pursuant to a Notice duly published in a newspaper of general circulation, within the Zone Area, not more than 20 days nor less than 5 days before the hearing date; and

(g) The Zone Area satisfies any additional criteria stated in the Illinois Enterprise Zone Act or established by the Rules of the Illinois Department of Commerce and Economic Opportunity.

All of the above stated FINDINGS are supported, sustained and consistent with the substantive materials contained in EXHIBIT C, attached here to, and incorporated herein by reference.

#### **Sec. 14-33. Incentives.**

The State of Illinois, Counties and Municipalities offer incentives designed to encourage businesses in the private sector to locate or expand within an Enterprise Zone, subject to terms, conditions, rules and legal limitations in the law:

##### **(a) State Incentives.**

1. *Sales tax exemption.* A 6.25 percent state sales tax exemption is permitted on building materials to be used in an Enterprise Zone. Materials must be permanently affixed to the property and must be purchased from a qualified retailer.

2. *Enterprise zone machinery and equipment consumables/pollution control facilities sales tax exemption.* A 6.25 percent state sales tax exemption on purchases of tangible personal property to be used in the manufacturing or assembly process or in the operation of a pollution control facility within an Enterprise Zone is available. Eligibility is based on a business making an investment in an Enterprise Zone of at least \$5 million in qualified property that creates a minimum of 200 fulltime-equivalent jobs, a business investing at least \$40 million in a zone and retaining at least 2,000 jobs, or a business investing at least \$40 million in a zone which causes the retention of at least 80 percent of the jobs existing on the date it is certified to receive the exemption.

3. *Enterprise Zone Utility Tax Exemption.* A state utility tax exemption on gas, electricity and the Illinois Commerce Commission's administrative charge and telecommunication excise tax is available to businesses located In Enterprise Zones. Eligible businesses must make an investment of at least \$5 million in qualified property that creates a minimum of 200 full-time equivalent jobs in Illinois, an investment of \$20 million that retains at least 1,000 full-time-equivalent jobs, or an investment of \$175 million that creates 150 full-time equivalent jobs in Illinois. The majority of the jobs created must be located In the Enterprise Zone where the investment occurs.

4. *Enterprise zone investment tax credit.* A state investment tax credit of 0.5 percent is allowed a taxpayer who invests in qualified property in a Zone. Qualified property includes machinery, equipment and buildings. The credit may be carried forward for up to five years. This credit is in addition to the regular 0.5 percent Investment tax credit, which is available throughout the state, and up to 0.5 percent credit for increased employment over the previous year.

5. *Contribution deduction.* Businesses may deduct double the value of a cash or in-kind contribution to an approved project of a Designated Zone Organization from taxable income.

(b) Local incentives and fees.

Local governments, through the assistance and coordination of the Enterprise Zone Administrators, may provide a variety of local incentives to further encourage economic growth and investment within enterprise zones. The incentives offered are determined by counties and municipalities. The following local Enterprise Zone incentives are hereby offered:

1. Abatement of 50% of the municipal portion of property taxes on new improvements for the first five years following the completion of these improvements for industrial or commercial properties, or for residential properties of twelve or more housing units, so long as the residential property remains under one ownership. This benefit will not be applicable if the project investor is also the recipient of tax relief under the terms of a tax increment finance (TIF) agreement or other substantial property tax abatement provided by a unit of local government.
2. Waiver of 50% of building permit or zoning application fees for industrial or commercial properties, or for residential properties of twelve or more housing units
3. The Enterprise Zone will provide officials of municipalities that are signatories to the Intergovernmental Agreement, which is Attachment D to this Ordinance, with certain written documentation and materials relative to additional incentives, including public or not for profit financing and workforce development programs, which municipal officials may make available to the project developer, and other interested individuals. There is no representation that the available documents and materials include all incentives and program available to the project.

The Zone Administrator shall file a copy of the Enterprise Zone's fee schedule with the Department of Commerce and Economic Opportunity by April 1 of each year. The Zone Administrator may charge up to 0.5% (one half of one percent) of the cost of building materials of the project associated with the Enterprise Zone, provided that a maximum fee of no more than \$50,000 is permitted (20 ILCS 655/8.2 (c)).

**Sec. 14-34. Zone administrator.**

The Zone Administrator is responsible for the day-to-day operation of the Enterprise Zone including:

- (a) Supervise the implementation of the provisions of this Intergovernmental Agreement and the Illinois Enterprise Zone Act.
- (b) Act as a liaison between the Counties, Municipalities, the Illinois Department of Commerce Economic Opportunity, Designated Zone Organizations, and other State, Federal and local agencies, whether public or private.
- (c) Conduct an ongoing evaluation of the Enterprise Zone Programs and submit evaluative reports at least annually to the Council.
- (d) Promote the coordination of other relevant programs, including, but not limited to, housing, community and economic development, small business, financial assistance and employment training within the Enterprise Zone.
- (e) Recommend qualified Designated Zone Organizations to the Council.
- (f) Have other such duties as specified by the Council, including the appointment of authorized personnel as appropriate, to assure the smooth operation of the Enterprise Zone.

**Sec. 14-35. Intergovernmental agreement.**

The Enterprise Zone shall be governed, managed and operated in accordance with the Intergovernmental Agreement between the County and Municipalities as set forth in EXHIBIT D, which is attached hereto and incorporated into this Ordinance, by reference. The attached Intergovernmental Agreement (EXHIBIT D) was presented to the legislative body of Cook County and its attorney for review. The President is hereby authorized to execute this Agreement, on behalf of the County of Cook. Further, the President or his or her designee is authorized to sign all documents reasonably necessary in the furtherance of the Joint Application for said Enterprise Zone, to be filed with the Illinois Department of Commerce and Economic Opportunity.

**Sec. 14-36. Severability.**

This Ordinance and every provision thereof shall be considered severable and the invalidity of any section clause, paragraph, sentence or provision of this Ordinance will not affect the validity of any other portion of this Ordinance.

**Sec. 14-37. Publication and effective date.**

Cook County is hereby authorized to publish this Ordinance in pamphlet form. This Ordinance shall be in full force and effect from after its passage, approval and publication as required by law.

**Effective date:** This ordinance shall be in effect immediately upon adoption.

**Legislative History:** 11/19/14 Board of Commissioners Motion to waive the rules

**Legislative History:** 11/19/14 Board of Commissioners referred to the Finance Subcommittee on Real Estate and Business and Economic Development (This committee no longer exists. There is now a Business and Economic Development Committee and real estate items will be in the Asset Management Committee)

**A motion was made by Commissioner Moore, seconded by Commissioner Butler, that this Ordinance be approved. The motion carried by the following vote:**

**Ayes:** Chairman Steele, Commissioners Arroyo, Butler, Gorman, Moore and Schneider (6)

**Absent:** Chairman García, Vice Chairman Murphy and Commissioner Gainer (3)

**14-6428**

**Sponsored by:** TONI PRECKWINKLE, President, and DEBORAH SIMS, County Commissioner

**PROPOSED RESOLUTION**

**HAZEL CREST COMMONS, LLC CLASS 8 PROPERTY TAX INCENTIVE REQUEST**

**WHEREAS,** the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 8 application containing the following information:

**Applicant:** Hazel Crest Commons, LLC

**Address:** 18220-18244 S. Kedzie, Hazel Crest, Illinois

**Municipality or Unincorporated Township:** Village of Hazel Crest, Illinois

**Cook County District:** 5



**Permanent Index Number:** 28-35-402-013-0000

**Municipal Resolution Number:** 01-2014

**Number of month property vacant/abandoned:** 13 months vacant

**Special circumstances justification requested:** Yes

**TEERM (TEMPORARY EMERGENCY ECONOMIC RECOVERY MODIFICATION (Vacant for more than 12 months but less than 24 months - No Purchase for Value) Justification:** Yes

**Estimated Number of jobs created by this project:** 50 full-time

**Estimated Number of jobs retained at this location:** None

**Estimated Number of employees in Cook County:** None

**Estimated Number of construction jobs:** 10-20

**Proposed use of property:** Commercial use: Plasma donation center

**Living Wage Ordinance Compliance Affidavit Provided:** Yes

**WHEREAS,** the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 8 that provides an applicant a reduction in the assessment level for an abandoned industrial/commercial facility; and

**WHEREAS,** the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for more than 24 continuous months, there has been no purchased for value by a purchaser and the property is in need of substantial rehabilitation; and

**WHEREAS,** in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property as abandoned for purpose of the Class 8 TEERM (TEMPORARY EMERGENCY ECONOMIC RECOVERY MODIFICATION; and

**WHEREAS,** in the case of abandonment according to the TEERM definition, abandonment is defined as a facility being vacant over 12 months but less than 24 months with no purchase for value by a disinterested buyer, in such instances, the County may determine that special circumstances exist under TEERM; thus qualifying the property as abandoned; and

**WHEREAS,** Class 8 TEERM requires a resolution by the County Board validating the property as abandoned for the purpose of the Class 8 TEERM; and

**WHEREAS,** the municipality states the Class 8 TEERM is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

**WHEREAS;** commercial real estate is normally assessed at 25% of its market value, qualifying commercial real estate eligible for the Class 8 can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 8 will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

**NOW, THEREFORE, BE IT RESOLVED**, by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 8 TEERM; and

**BE IT FURTHER RESOLVED**, that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor.

**Legislative History:** 11/19/14 Board of Commissioners Motion to waive the rules

**Legislative History:** 11/19/14 Board of Commissioners referred to the Finance Subcommittee on Real Estate and Business and Economic Development (This committee no longer exists. There is now a Business and Economic Development Committee and real estate items will be in the Asset Management Committee)

**A motion was made by Commissioner Moore, seconded by Commissioner Butler, that this Resolution be approved. The motion carried by the following vote:**

**Ayes:** Chairman Steele, Commissioners Arroyo, Butler, Gorman, Moore and Schneider (6)

**Absent:** Chairman García, Vice Chairman Murphy and Commissioner Gainer (3)

**14-6429**

**Sponsored by:** TONI PRECKWINKLE, President, and JOAN PATRICIA MURPHY, County Commissioner

**PROPOSED RESOLUTION**

**ORCHARD PARK PLAZA, LLC CLASS 8 PROPERTY TAX INCENTIVE REQUEST**

**WHEREAS**, the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 8 application containing the following information:

**Applicant:** Orchard Park Plaza, LLC

**Address:** 120-138 and 158 S. Orchard Drive, Park Forest, Illinois

**Municipality or Unincorporated Township:** Village of Park Forest, Illinois

**Cook County District:** 6

**Permanent Index Number:** 31-36-101-021-0000 and 31-36-101-022-0000

**Municipal Resolution Number:** 14-6

**Number of month property vacant/abandoned:** 60 months vacant

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** 30 full-time, 30 part-time

**Estimated Number of jobs retained at this location:** None

**Estimated Number of employees in Cook County:** None

**Estimated Number of construction jobs: 5**

**Proposed use of property:** Commercial use: The leased space commercial grocery store the unoccupied unit will be leased to a commercial user.

**Living Wage Ordinance Compliance Affidavit Provided:** No, does not apply to commercial users

**WHEREAS,** the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 8 that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

**WHEREAS,** the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for more than 24 continuous months, there has been no purchased for value by a purchaser and the property is in need of substantial rehabilitation; and

**WHEREAS,** in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 8; and

**WHEREAS,** in the case of abandonment of over 24 months and no purchase for value by a disinterested buyer, the County may determine that special circumstances justify finding the property as being deemed abandoned; and

**WHEREAS,** Class 8 requires a resolution by the County Board validating the property as abandoned for the purpose of Class 8; and

**WHEREAS,** the municipality states the Class 8 is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

**WHEREAS;** commercial real estate is normally assessed at 25% of its market value, qualifying commercial real estate eligible for the Class 8 can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 8 will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

**NOW, THEREFORE, BE IT RESOLVED,** by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 8; and

**BE IT FURTHER RESOLVED,** that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor.

**Legislative History:** 11/19/14 Board of Commissioners Motion to waive the rules

**Legislative History:** 11/19/14 Board of Commissioners referred to the Finance Subcommittee on Real Estate and Business and Economic Development (This committee no longer exists. There is now a Business and Economic Development Committee and real estate items will be in the Asset Management Committee)

**A motion was made by Commissioner Moore, seconded by Commissioner Butler, that this Resolution be approved. The motion carried by the following vote:**

**Ayes:**Chairman Steele, Commissioners Arroyo, Butler, Gorman, Moore and Schneider (6)

**Absent:** Chairman García, Vice Chairman Murphy and Commissioner Gainer (3)

**14-6430**

**Sponsored by:** TONI PRECKWINKLE, President, and ELIZABETH "LIZ" DOODY GORMAN, County Commissioner

**PROPOSED RESOLUTION**

**SPACE CENTER AIR CARGO, INC.6B PROPERTY TAX INCENTIVE REQUEST**

**WHEREAS,** the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b application containing the following information:

**Applicant:** Space Center Air Cargo, Inc.

**Address:** 901 W. Oakton, Des Plaines, Illinois

**Municipality or Unincorporated Township:** City of Des Plaines, Illinois

**Cook County District:** 17

**Permanent Index Number:** 08-26-201-025-0000

**Municipal Resolution Number:** R-128-14

**Number of month property vacant/abandoned:** 58 months vacant

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** 40 full-time

**Estimated Number of jobs retained at this location:** None

**Estimated Number of employees in Cook County:** 210 full-time

**Estimated Number of construction jobs:** 35

**Proposed use of property:** Industrial use; warehousing and logistics

**Living Wage Ordinance Compliance Affidavit Provided:** Yes

**WHEREAS,** the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

**WHEREAS,** the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for more than 24 continuous months, there has been no purchased for value by a purchaser and the property is in need of substantial rehabilitation ; and

**WHEREAS,** in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 6b; and

**WHEREAS,** in the case of abandonment of over 24 months and no purchase for value by a disinterested buyer, the County may determine that special circumstances justify finding the property as being deemed abandoned; and

**WHEREAS,** Class 6b requires a resolution by the County Board validating the property as abandoned for the purpose of Class 6b; and

**WHEREAS,** the municipality states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

**WHEREAS;** industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

**NOW, THEREFORE, BE IT RESOLVED,** by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b; and

**BE IT FURTHER RESOLVED,** that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor

**Legislative History:** 11/19/14 Board of Commissioners Motion to waive the rules

**Legislative History:** 11/19/14 Board of Commissioners referred to the Finance Subcommittee on Real Estate and Business and Economic Development (This committee no longer exists. There is now a Business and Economic Development Committee and real estate items will be in the Asset Management Committee)

**A motion was made by Commissioner Moore, seconded by Commissioner Butler, that this Resolution be approved. The motion carried by the following vote:**

**Ayes:** Chairman Steele, Commissioners Arroyo, Butler, Gorman, Moore and Schneider (6)

**Absent:** Chairman García, Vice Chairman Murphy and Commissioner Gainer (3)

**14-6434**

**Sponsored by:** TONI PRECKWINKLE, President, STANLEY MOORE, JOAN PATRICIA MURPHY and DEBORAH SIMS, County Commissioners

## **PROPOSED ORDINANCE**

### **CALUMET ENTERPRISE ZONE**

**AN ORDINANCE FOR THE ESTABLISHMENT OF AN ENTERPRISE ZONE SUBJECT TO THE ENTERPRISE ZONE ACT OF THE STATE OF ILLINOIS.**

**WHEREAS**, the State of Illinois Enterprise Zone Act (20 ILCS 655/1 et seq) provides for the creation of enterprise zones to encourage private sector investments in economically distressed areas throughout the State; and

**WHEREAS**, The City of Calumet City, The Village of Lansing, The Village of Riverdale, The Village of South Holland, The Village of Thornton and the County of Cook, a body Politic and Corporate of the State of Illinois, are organized and existing under the laws of that State of Illinois. Each have areas within their respective legal boundaries that are economically distressed and would benefit from private sector investments under the Enterprise Zone Act; and

**WHEREAS**, the aforesaid Municipalities and County have joined in the collective pursuit of a joint Enterprise Zone, subject to approval of their respective governing bodies; and

**WHEREAS**, it is determined that it is in the best interest of the citizens of the County and Municipalities to establish an Enterprise Zone and encourage private sector investments within said Enterprise Zone; and

**WHEREAS**, prior to filing of an application for approval of the designation of an Enterprise Zone under the Illinois Enterprise Zone Act, it is required that the County and Municipalities adopt an Ordinance designating the proposed Enterprise Zone; and

**BE IT ORDAINED**, by the Cook County Board of Commissioners, that Chapter 14, Community Development, Article IV, Calumet Enterprise Zone, Sections 14-39 through 14-47 of the Cook County Code is hereby enacted as Follows:

#### **ARTICLE IV. CALUMET ENTERPRISE ZONE**

##### **Sec. 14-39. Establishment of enterprise zone and enterprise zone designation.**

In accordance with the Enterprise Zone Act (20 ILCS 655/1 et seq.), the Board of Commissioners hereby establishes an Enterprise Zone in cooperation with the City of Calumet City, The Village of Lansing, The Village of Riverdale, The Village of South Holland, The Village of Thornton and the County of Cook. This Enterprise Zone is hereby declared and established pursuant to authority granted by the Illinois Enterprise Zone Act, as amended. The Enterprise Zone is named and designated as the Calumet Enterprise Zone; said Enterprise Zone is further subject and contingent on approval by the Illinois Enterprise Zone Board and certification by the Illinois Department of Commerce and Economic Opportunity.

##### **Sec. 14-40. Term.**

The term of the Enterprise Zone is 15 years, subject to the effective date of certification of the Enterprise Zone and the potential 10-year renewal prescribed under the Illinois Enterprise Zone Act.

##### **Sec. 14-41. Description of zone.**

The area of the designated Enterprise Zone is outlined in the map provided as EXHIBIT A and its boundaries are set down in the legal description, EXHIBIT B, which exhibits are attached to this Ordinance and incorporated herein by reference.

##### **Sec. 14-42. Qualifications.**

The County and the Municipalities hereby declare and affirm that the Zone Area is qualified for designation as an Enterprise Zone in accordance with the provisions of the Act, as described herein:

- (a) The Zone Area is a contiguous area;

(b) The Zone Area comprises an area larger than one-half square miles and not more than Fifteen square miles in total area;

(c) The Zone Area is a depressed area;

(d) The Zone Area addresses a reasonable need to encompass portions of more than one (1) municipality and adjacent unincorporated areas of the County;

(e) The Zone Area exceeds the minimum requirement of meeting 3 of the 10 criteria specified in the Illinois Enterprise Act (20ILCS 655/4 (f));

(f) A public hearing was conducted pursuant to a Notice duly published in a newspaper of general circulation, within the Zone Area, not more than 20 days nor less than 5 days before the hearing date; and

(g) The Zone Area satisfies any additional criteria stated in the Illinois Enterprise Zone Act or established by the Rules of the Illinois Department of Commerce and Economic Opportunity.

All of the above stated FINDINGS in Sec. 14-43 (a) through (f) are supported, sustained and consistent with the substantive materials contained in EXHIBIT C, attached here to, and incorporated herein by reference.

#### **Sec. 14-43. Incentives.**

The State of Illinois, Counties and Municipalities offer incentives designed to encourage businesses in the private sector to locate or expand within an Enterprise Zone, subject to terms, conditions, rules and legal limitations in the law:

##### **(a) State Incentives**

1. *Sales tax exemption.* A 6.25 percent state sales tax exemption is permitted on building materials to be used in an Enterprise Zone. Materials must be permanently affixed to the property and must be purchased from a qualified retailer.

2. *Enterprise zone machinery and equipment consumables/pollution control facilities sales tax exemption.* A 6.25 percent state sales tax exemption on purchases of tangible personal property to be used in the manufacturing or assembly process or in the operation of a pollution control facility within an Enterprise Zone is available. Eligibility is based on a business making an investment in an Enterprise Zone of at least \$5 million in qualified property that creates a minimum of 200 fulltime-equivalent jobs, a business investing at least \$40 million in a zone and retaining at least 2,000 jobs, or a business investing at least \$40 million in a zone which causes the retention of at least 80 percent of the jobs existing on the date it is certified to receive the exemption.

3. *Enterprise zone utility tax exemption.* A state utility tax exemption on gas, electricity and the Illinois Commerce Commission's administrative charge and telecommunication excise tax is available to businesses located In Enterprise Zones. Eligible businesses must make an investment of at least \$5 million in qualified property that creates a minimum of 200 full-time equivalent jobs in Illinois, an investment of \$20 million that retains at least 1,000 full-time-equivalent jobs, or an investment of \$175 million that creates 150 full-time equivalent jobs in Illinois. The majority of the jobs created must be located In the Enterprise Zone where the investment occurs.

4. *Enterprise zone investment tax credit.* A state investment tax credit of 0.5 percent is allowed a taxpayer who invests in qualified property in a Zone. Qualified property includes machinery, equipment and buildings. The credit may be carried forward for up to five years. This credit is in addition to the regular 0.5 percent Investment tax credit, which is available throughout the state, and up to 0.5 percent credit for increased employment over the previous year.

5. *Contribution deduction.* Businesses may deduct double the value of a cash or in-kind contribution to an approved project of a Designated Zone Organization from taxable income.

**(b) Local Incentives and Fees**

Local governments, through the assistance and coordination of the Enterprise Zone Administrators, may provide a variety of local incentives to further encourage economic growth and investment within enterprise zones. The incentives offered are determined by counties and municipalities. The following local Enterprise Zone incentives are hereby offered:

1. Abatement of 50% of the municipal portion of property taxes on new improvements on industrial or commercial properties for the first five years following the completion of these improvements. This benefit will not be applicable if the project investor is also the recipient of tax relief for this property under the terms of a tax increment finance (TIF) agreement or other substantial property tax abatement provided by a unit of local government.

2. Waiver of 50% of building permit or zoning application fees on industrial or commercial projects.

3. The Enterprise Zone will provide officials of municipalities that are signatories to the Intergovernmental Agreement, which is Attachment D to this Ordinance, with certain written documentation and materials relative to additional incentives, including public or not for profit financing and workforce development programs, which municipal officials may make available to the project developer, and other interested individuals. There is no representation that the available documents and materials include all incentives and program available to the project.

The Zone Administrator shall file a copy of the Enterprise Zone's fee schedule with the Department of Commerce and Economic Opportunity by April 1 of each year. The Zone Administrator may charge up to 0.5% (one half of one percent) of the cost of building materials of the project associated with the Enterprise Zone, provided that a maximum fee of no more than \$50,000 is permitted (20 ILCS 655/8.2 (c)).

**Sec. 14-44. Zone administrator.**

The Zone Administrator is responsible for the day-to-day operation of the Enterprise Zone including:

- (a) Supervise the implementation of the provisions of this Intergovernmental Agreement and the Illinois Enterprise Zone Act.
- (b) Act as a liaison between the Counties, Municipalities, the Illinois Department of Commerce Economic Opportunity, Designated Zone Organizations, and other State, Federal and local agencies, whether public or private.
- (c) Conduct an ongoing evaluation of the Enterprise Zone Programs and submit evaluative reports at least annually to the Council.



- (d) Promote the coordination of other relevant programs, including, but not limited to, housing, community and economic development, small business, financial assistance and employment training within the Enterprise Zone.
- (e) Recommend qualified Designated Zone Organizations to the Council.
- (f) Have other such duties as specified by the Council, including the appointment of authorized personnel as appropriate, to assure the smooth operation of the Enterprise Zone.

**Sec. 14-45. Intergovernmental agreement.**

The Enterprise Zone shall be governed, managed and operated in accordance with the Intergovernmental Agreement between the County (s) and Municipalities as set forth in EXHIBIT D, which is attached hereto and incorporated into this Ordinance, by reference. The attached Intergovernmental Agreement (EXHIBIT D) was presented to the legislative body of Cook County and its attorney for review. The President is hereby authorized to execute this Agreement, on behalf of the County of Cook. Further, the President or his or her designee is authorized to sign all documents reasonably necessary in the furtherance of the Joint Application for said Enterprise Zone, to be filed with the Illinois Department of Commerce and Economic Opportunity.

**Sec. 14-46. Severability.**

This Ordinance and every provision thereof shall be considered severable and the invalidity of any section clause, paragraph, sentence or provision of this Ordinance will not affect the validity of any other portion of this Ordinance.

**Sec. 14-47. Publication and effective date.**

Cook County is hereby authorized to publish this Ordinance in pamphlet form. This Ordinance shall be in full force and effect from after its passage, approval and publication as required by law.

**Effective date:** This ordinance shall be in effect immediately upon adoption.

**Legislative History:** 11/19/14 Board of Commissioners Motion to waive the rules

**Legislative History:** 11/19/14 Board of Commissioners referred to the Finance Subcommittee on Real Estate and Business and Economic Development (This committee no longer exists. There is now a Business and Economic Development Committee and real estate items will be in the Asset Management Committee)

**A motion was made by Commissioner Moore, seconded by Commissioner Butler, that this Ordinance be approved. The motion carried by the following vote:**

**Ayes:** Chairman Steele, Commissioners Arroyo, Butler, Gorman, Moore and Schneider (6)

**Absent:** Chairman García, Vice Chairman Murphy and Commissioner Gainer (3)

**14-6435**

**Sponsored by:** TONI PRECKWINKLE, President, STANLEY MOORE, JOAN PATRICIA MURPHY and DEBORAH SIMS, County Commissioners

## **PROPOSED ORDINANCE**

### **CALUMET ENTERPRISE ZONE**

#### **AN ORDINANCE FOR THE ESTABLISHMENT OF AN ENTERPRISE ZONE SUBJECT TO THE ENTERPRISE ZONE ACT OF THE STATE OF ILLINOIS.**

**WHEREAS**, the State of Illinois Enterprise Zone Act (20 ILCS 655/1 et seq) provides for the creation of enterprise zones to encourage private sector investments in economically distressed areas throughout the State; and

**WHEREAS**, The City of Calumet City, The Village of Lansing, The Village of Riverdale, The Village of South Holland, The Village of Thornton and the County of Cook, a body Politic and Corporate of the State of Illinois, are organized and existing under the laws of that State of Illinois. Each have areas within their respective legal boundaries that are economically distressed and would benefit from private sector investments under the Enterprise Zone Act; and

**WHEREAS**, the aforesaid Municipalities and County have joined in the collective pursuit of a joint Enterprise Zone, subject to approval of their respective governing bodies; and

**WHEREAS**, it is determined that it is in the best interest of the citizens of the County and Municipalities to establish an Enterprise Zone and encourage private sector investments within said Enterprise Zone; and

**WHEREAS**, prior to filing of an application for approval of the designation of an Enterprise Zone under the Illinois Enterprise Zone Act, it is required that the County and Municipalities adopt an Ordinance designating the proposed Enterprise Zone; and

**BE IT ORDAINED**, by the Cook County Board of Commissioners, that Chapter 14, Community Development, Article IV, Calumet Enterprise Zone, Sections 14-39 through 14-47 of the Cook County Code is hereby enacted as Follows:

#### **ARTICLE IV. CALUMET ENTERPRISE ZONE**

##### **Sec. 14-39. Establishment of enterprise zone and enterprise zone designation.**

In accordance with the Enterprise Zone Act (20 ILCS 655/1 et seq.), the Board of Commissioners hereby establishes an Enterprise Zone in cooperation with the City of Calumet City, The Village of Lansing, The Village of Riverdale, The Village of South Holland, The Village of Thornton and the County of Cook. This Enterprise Zone is hereby declared and established pursuant to authority granted by the Illinois Enterprise Zone Act, as amended. The Enterprise Zone is named and designated as the Calumet Enterprise Zone; said Enterprise Zone is further subject and contingent on approval by the Illinois Enterprise Zone Board and certification by the Illinois Department of Commerce and Economic Opportunity.

##### **Sec. 14-40. Term.**

The term of the Enterprise Zone is 15 years, subject to the effective date of certification of the Enterprise Zone and the potential 10-year renewal prescribed under the Illinois Enterprise Zone Act.

##### **Sec. 14-41. Description of zone.**

The area of the designated Enterprise Zone is outlined in the map provided as EXHIBIT A and its boundaries are set down in the legal description, EXHIBIT B, which exhibits are attached to this Ordinance and incorporated herein by reference.

#### **Sec. 14-42. Qualifications.**

The County and the Municipalities hereby declare and affirm that the Zone Area is qualified for designation as an Enterprise Zone in accordance with the provisions of the Act, as described herein:

- (a) The Zone Area is a contiguous area;
  - (b) The Zone Area comprises an area larger than one-half square miles and not more than Fifteen square miles in total area;
  - (c) The Zone Area is a depressed area;
  - (d) The Zone Area addresses a reasonable need to encompass portions of more than one (1) municipality and adjacent unincorporated areas of the County;
  - (e) The Zone Area exceeds the minimum requirement of meeting 3 of the 10 criteria specified in the Illinois Enterprise Act (20ILCS 655/4 (f));
  - (f) A public hearing was conducted pursuant to a Notice duly published in a newspaper of general circulation, within the Zone Area, not more than 20 days nor less than 5 days before the hearing date; and
  - (g) The Zone Area satisfies any additional criteria stated in the Illinois Enterprise Zone Act or established by the Rules of the Illinois Department of Commerce and Economic Opportunity.
- All of the above stated FINDINGS in Sec. 14-43 (a) through (f) are supported, sustained and consistent with the substantive materials contained in EXHIBIT C, attached here to, and incorporated herein by reference.

#### **Sec. 14-43. Incentives.**

The State of Illinois, Counties and Municipalities offer incentives designed to encourage businesses in the private sector to locate or expand within an Enterprise Zone, subject to terms, conditions, rules and legal limitations in the law:

##### **(a) State Incentives**

1. *Sales tax exemption.* A 6.25 percent state sales tax exemption is permitted on building materials to be used in an Enterprise Zone. Materials must be permanently affixed to the property and must be purchased from a qualified retailer.
2. *Enterprise zone machinery and equipment consumables/pollution control facilities sales tax exemption.* A 6.25 percent state sales tax exemption on purchases of tangible personal property to be used in the manufacturing or assembly process or in the operation of a pollution control facility within an Enterprise Zone is available. Eligibility is based on a business making an investment in an Enterprise Zone of at least \$5 million in qualified property that creates a minimum of 200 fulltime-equivalent jobs, a business investing at least \$40 million in a zone and retaining at least 2,000 jobs, or a business investing at least \$40 million in a zone which causes the retention of at least 80 percent of the jobs existing on the date it is certified to receive the exemption.
3. *Enterprise zone utility tax exemption.* A state utility tax exemption on gas, electricity and the Illinois Commerce Commission's administrative charge and telecommunication excise tax is available to businesses located In Enterprise Zones. Eligible businesses must make an investment of at least \$5 million in qualified property that creates a minimum of 200 full-time equivalent jobs in Illinois, an investment of \$20 million that retains at least 1,000 full-time-equivalent jobs, or an investment of \$175 million that

creates 150 full-time equivalent jobs in Illinois. The majority of the jobs created must be located In the Enterprise Zone where the investment occurs.

4. *Enterprise zone investment tax credit.* A state investment tax credit of 0.5 percent is allowed a taxpayer who invests in qualified property in a Zone. Qualified property includes machinery, equipment and buildings. The credit may be carried forward for up to five years. This credit is in addition to the regular 0.5 percent Investment tax credit, which is available throughout the state, and up to 0.5 percent credit for increased employment over the previous year.

5. *Contribution deduction.* Businesses may deduct double the value of a cash or in-kind contribution to an approved project of a Designated Zone Organization from taxable income.

(b) Local Incentives and Fees

Local governments, through the assistance and coordination of the Enterprise Zone Administrators, may provide a variety of local incentives to further encourage economic growth and investment within enterprise zones. The incentives offered are determined by counties and municipalities. The following local Enterprise Zone incentives are hereby offered:

1. Abatement of 50% of the municipal portion of property taxes on new improvements on industrial or commercial properties for the first five years following the completion of these improvements. This benefit will not be applicable if the project investor is also the recipient of tax relief for this property under the terms of a tax increment finance (TIF) agreement or other substantial property tax abatement provided by a unit of local government.
2. Waiver of 50% of building permit or zoning application fees on industrial or commercial projects.
3. The Enterprise Zone will provide officials of municipalities that are signatories to the Intergovernmental Agreement, which is Attachment D to this Ordinance, with certain written documentation and materials relative to additional incentives, including public or not for profit financing and workforce development programs, which municipal officials may make available to the project developer, and other interested individuals. There is no representation that the available documents and materials include all incentives and program available to the project.

The Zone Administrator shall file a copy of the Enterprise Zone's fee schedule with the Department of Commerce and Economic Opportunity by April 1 of each year. The Zone Administrator may charge up to 0.5% (one half of one percent) of the cost of building materials of the project associated with the Enterprise Zone, provided that a maximum fee of no more than \$50,000 is permitted (20 ILCS 655/8.2 (c)).

**Sec. 14-44.Zone administrator.**

The Zone Administrator is responsible for the day-to-day operation of the Enterprise Zone including:

- (a) Supervise the implementation of the provisions of this Intergovernmental Agreement and the Illinois Enterprise Zone Act.
- (b) Act as a liaison between the Counties, Municipalities, the Illinois Department of Commerce Economic Opportunity, Designated Zone Organizations, and other State, Federal and local agencies, whether public or private.
- (c) Conduct an ongoing evaluation of the Enterprise Zone Programs and submit evaluative reports at least annually to the Council.

- (d) Promote the coordination of other relevant programs, including, but not limited to, housing, community and economic development, small business, financial assistance and employment training within the Enterprise Zone.
- (e) Recommend qualified Designated Zone Organizations to the Council.
- (f) Have other such duties as specified by the Council, including the appointment of authorized personnel as appropriate, to assure the smooth operation of the Enterprise Zone.

**Sec. 14-45. Intergovernmental agreement.**

The Enterprise Zone shall be governed, managed and operated in accordance with the Intergovernmental Agreement between the County (s) and Municipalities as set forth in EXHIBIT D, which is attached hereto and incorporated into this Ordinance, by reference. The attached Intergovernmental Agreement (EXHIBIT D) was presented to the legislative body of Cook County and its attorney for review. The President is hereby authorized to execute this Agreement, on behalf of the County of Cook. Further, the President or his or her designee is authorized to sign all documents reasonably necessary in the furtherance of the Joint Application for said Enterprise Zone, to be filed with the Illinois Department of Commerce and Economic Opportunity.

**Sec. 14-46. Severability.**

This Ordinance and every provision thereof shall be considered severable and the invalidity of any section clause, paragraph, sentence or provision of this Ordinance will not affect the validity of any other portion of this Ordinance.

**Sec. 14-47. Publication and effective date.**

Cook County is hereby authorized to publish this Ordinance in pamphlet form. This Ordinance shall be in full force and effect from after its passage, approval and publication as required by law.

**Effective date:** This ordinance shall be in effect immediately upon adoption.

**Legislative History:** 11/19/14 Board of Commissioners Motion to waive the rules

**Legislative History:** 11/19/14 Board of Commissioners referred to the Finance Subcommittee on Real Estate and Business and Economic Development (This committee no longer exists. There is now a Business and Economic Development Committee and real estate items will be in the Asset Management Committee)

**A motion was made by Commissioner Moore, seconded by Commissioner Butler, that this Ordinance be approved. The motion carried by the following vote:**

**Ayes:** Chairman Steele, Commissioners Arroyo, Butler, Gorman, Moore and Schneider (6)

**Absent:** Chairman García, Vice Chairman Murphy and Commissioner Gainer (3)

**14-6436**

**Sponsored by:** TONI PRECKWINKLE, President, STANLEY MOORE, JOAN PATRICIA MURPHY and DEBORAH SIMS, County Commissioner

**PROPOSED ORDINANCE**

## **LINCOLN AND 394 CORRIDOR ENTERPRISE ZONE**

### **AN ORDINANCE FOR THE ESTABLISHMENT OF AN ENTERPRISE ZONE SUBJECT TO THE ENTERPRISE ZONE ACT OF THE STATE OF ILLINOIS.**

**WHEREAS**, the State of Illinois Enterprise Zone Act (20 ILCS 655/1 et seq) provides for the creation of enterprise zones to encourage private sector investments in economically distressed areas throughout the State; and

**WHEREAS**, The Village of Beecher, The City of Chicago Heights, The Village of Crete, The Village of Ford Heights, The Village of Glenwood, The Village of Olympia Fields, The Village of Sauk Village, The Village of South Chicago Heights, The Village of Steger, The County of Cook, and the County of Will are organized and existing under the laws of that State of Illinois. Each have areas within their respective legal boundaries that are economically distressed and would benefit from private sector investments under the Enterprise Zone Act; and

**WHEREAS**, the aforesaid Municipalities and Counties have joined in the collective pursuit of a joint Enterprise Zone, subject to approval of their respective governing bodies; and

**WHEREAS**, it is determined that it is in the best interest of the citizens of the Counties and Municipalities to establish an Enterprise Zone and encourage private sector investments within said Enterprise Zone; and

**WHEREAS**, prior to filing of an application for approval of the designation of an Enterprise Zone under the Illinois Enterprise Zone Act, it is required that the Counties and Municipalities adopt an Ordinance designating the proposed Enterprise Zone; and

**BE IT ORDAINED**, by the Cook County Board of Commissioners, that Chapter 14, Community Development, Article VI, Lincoln and 394 Corridor Enterprise Zone, Sections 14-59 through 14-67 of the Cook County Code is hereby enacted as Follows:

#### **ARTICLE VI. LINCOLN AND 394 CORRIDOR ENTERPRISE ZONE**

##### **Sec. 14-59. Establishment of enterprise zone and enterprise zone designation.**

In accordance with the Enterprise Zone Act (20 ILCS 655/1 et seq.), the Board of Commissioners hereby establishes an Enterprise Zone in cooperation with The Village of Beecher, The City of Chicago Heights, The Village of Crete, The Village of Ford Heights, The Village of Glenwood, The Village of Olympia Fields, The Village of Sauk Village, The Village of South Chicago Heights, The Village of Steger, The County of Cook, and the County of Will. Each have areas within their respective legal boundaries that are economically distressed and would benefit from private sector investments under the Enterprise Zone Act. This Enterprise Zone is hereby declared and established pursuant to authority granted by the Illinois Enterprise Zone Act, as amended. The Enterprise Zone is named and designated as the Lincoln and 394 Corridor Enterprise Zone; said Enterprise Zone is further subject and contingent on approval by the Illinois Enterprise Zone Board and certification by the Illinois Department of Commerce and Economic Opportunity.

##### **Sec. 14-60. Term.**

The term of the Enterprise Zone is 15 years, subject to the effective date of certification of the Enterprise Zone and the potential 10-year renewal prescribed under the Illinois Enterprise Zone Act.

##### **Sec. 14-61. Description of zone.**

The area of the designated Enterprise Zone is outlined in a map in EXHIBIT A and described in the legal description in EXHIBIT B, which exhibits are attached to this Ordinance and incorporated herein by reference.

#### **Sec. 14-62. Qualifications.**

The County and the Municipalities hereby declare and affirm that the Zone Area is qualified for designation as an Enterprise Zone in accordance with the provisions of the Act, as described herein:

- (a) The Zone Area is a contiguous area;
- (b) The Zone Area comprises an area larger than one-half square miles and not more than Fifteen square miles in total area;
- (c) The Zone Area is a depressed area;
- (d) The Zone Area addresses a reasonable need to encompass portions of more than one (1) municipality and adjacent unincorporated areas of the County;
- (e) The Zone Area exceeds the minimum requirement of meeting 3 of the 10 criteria specified in the Illinois Enterprise Act (20ILCS 655/4 (f);
- (f) A public hearing was conducted pursuant to a Notice duly published in a newspaper of general circulation, within the Zone Area, not more than 20 days nor less than 5 days before the hearing date; and
- (g) The Zone Area satisfies any additional criteria stated in the Illinois Enterprise Zone Act or established by the Rules of the Illinois Department of Commerce and Economic Opportunity.

All of the above stated FINDINGS are supported, sustained and consistent with the substantive materials contained in EXHIBIT C, attached here to, and incorporated herein by reference.

#### **Sec. 14-63. Incentives.**

The State of Illinois, Counties and Municipalities offer incentives designed to encourage businesses in the private sector to locate or expand within an Enterprise Zone, subject to terms, conditions, rules and legal limitations in the law:

##### **(a) State Incentives**

1. *Sales Tax Exemption.* A 6.25 percent state sales tax exemption is permitted on building materials to be used in an Enterprise Zone. Materials must be permanently affixed to the property and must be purchased from a qualified retailer.

2. *Enterprise Zone Machinery and Equipment Consumables/Pollution Control Facilities Sales Tax Exemption.* A 6.25 percent state sales tax exemption on purchases of tangible personal property to be used in the manufacturing or assembly process or in the operation of a pollution control facility within an Enterprise Zone is available. Eligibility is based on a business making an investment in an Enterprise Zone of at least \$5 million in qualified property that creates a minimum of 200 fulltime-equivalent jobs, a business investing at least \$40 million in a zone and retaining at least 2,000 jobs, or a business investing at least \$40 million in a zone which causes the retention of at least 80 percent of the jobs existing on the date it is certified to receive the exemption.

3. *Enterprise Zone Utility Tax Exemption.* A state utility tax exemption on gas, electricity and the Illinois Commerce Commission's administrative charge and telecommunication excise tax is available to businesses located In Enterprise Zones. Eligible businesses must make an investment of at least \$5 million in qualified property that creates a minimum of 200 full-time equivalent jobs in Illinois, an investment of \$20 million that retains at least 1,000 full-time-equivalent jobs, or an investment of \$175 million that creates 150 full-time equivalent jobs in Illinois. The majority of the jobs created must be located In the Enterprise Zone where the investment

occurs.

4. *Enterprise Zone Investment Tax Credit.* A state investment tax credit of 0.5 percent is allowed a taxpayer who invests in qualified property in a Zone. Qualified property includes machinery, equipment and buildings. The credit may be carried forward for up to five years. This credit is in addition to the regular 0.5 percent Investment tax credit, which is available throughout the state, and up to 0.5 percent credit for increased employment over the previous year.

5. *Contribution Deduction.* Businesses may deduct double the value of a cash or in-kind contribution to an approved project of a Designated Zone Organization from taxable income.

(b) Local Incentives and Fees.

Local governments, through the assistance and coordination of the Enterprise Zone Administrators, may provide a variety of local incentives to further encourage economic growth and investment within enterprise zones. The incentives offered are determined by counties and municipalities. The following local Enterprise Zone incentives are hereby offered:

1. Abatement or reimbursement of 50% of the municipal portion of property taxes on new improvements for industrial, commercial, or institutional properties during the first five years following the completion of these improvements. This benefit will not be applicable if the project investor is also the recipient of tax relief under the terms of a tax increment finance (TIF) agreement or other substantial property tax abatement for this property provided by a unit of local government.
2. Waiver of 50% of building permit fees for industrial, commercial, or institutional projects.
3. The Enterprise Zone will provide officials of municipalities that are signatories to the Intergovernmental Agreement, which is Attachment D to this Ordinance, with certain written documentation and materials relative to additional incentives, including public or not-for-profit financing and workforce development programs, which municipal officials may make available to the project developer, and other interested individuals. There is no representation that the available documents and materials include all incentives and program available to the project.

The Zone Administrator shall file a copy of the Enterprise Zone's fee schedule with the Department of Commerce and Economic Opportunity by April 1 of each year. The Zone Administrator may charge up to 0.5% (one half of one percent) of the cost of building materials of the project associated with the Enterprise Zone, provided that a maximum fee of no more than \$50,000 is permitted (20 ILCS 655/8.2 (c)).

**Sec. 14-64. Zone administrator.**

The Zone Administrator is responsible for the day-to-day operation of the Enterprise Zone including:

- (a) Supervise the implementation of the provisions of this Intergovernmental Agreement and the Illinois Enterprise Zone Act.
- (b) Act as a liaison between the Counties, Municipalities, the Illinois Department of Commerce Economic Opportunity, Designated Zone Organizations, and other State, Federal and local agencies, whether public or private.
- (c) Conduct an ongoing evaluation of the Enterprise Zone Programs and submit evaluative reports at least annually to the Council.



- (d) Promote the coordination of other relevant programs, including, but not limited to, housing, community and economic development, small business, financial assistance and employment training within the Enterprise Zone.
- (e) Recommend qualified Designated Zone Organizations to the Council.
- (f) Have other such duties as specified by the Council, including the appointment of authorized personnel as appropriate, to assure the smooth operation of the Enterprise Zone.

**Sec. 14-65. Intergovernmental agreement.**

The Enterprise Zone shall be governed, managed and operated in accordance with the Intergovernmental Agreement between the Counties and Municipalities as set forth in EXHIBIT D, which is attached hereto and incorporated into this Ordinance, by reference. The attached Intergovernmental Agreement (EXHIBIT D) was presented to the legislative body of Cook County and its attorney for review. The President is hereby authorized to execute this Agreement, on behalf of the County of Cook. Further, the President or his or her designee is authorized to sign all documents reasonably necessary in the furtherance of the Joint Application for said Enterprise Zone, to be filed with the Illinois Department of Commerce and Economic Opportunity.

**Sec. 14-66. Severability.**

This Ordinance and every provision thereof shall be considered severable and the invalidity of any section clause, paragraph, sentence or provision of this Ordinance will not affect the validity of any other portion of this Ordinance.

**Sec. 14-67. Publication and effective date.**

Cook County is hereby authorized to publish this Ordinance in pamphlet form. This Ordinance shall be in full force and effect from after its passage, approval and publication as required by law.

**Effective date:** This ordinance shall be in effect immediately upon adoption.

**Legislative History:** 11/19/14 Board of Commissioners Motion to waive the rules

**Legislative History:** 11/19/14 Board of Commissioners referred to the Finance Subcommittee on Real Estate and Business and Economic Development (This committee no longer exists. There is now a Business and Economic Development Committee and real estate items will be in the Asset Management Committee)

**A motion was made by Commissioner Moore, seconded by Commissioner Butler, that this Ordinance be approved. The motion carried by the following vote:**

**Ayes:** Chairman Steele, Commissioners Arroyo, Butler, Gorman, Moore and Schneider (6)

**Absent:** Chairman García, Vice Chairman Murphy and Commissioner Gainer (3)

**14-6440**

**Sponsored by:** TONI PRECKWINKLE, President, and ELIZABETH "LIZ" DOODY GORMAN, County Commissioner

**PROPOSED RESOLUTION**

**IIWIL, LLC / CARROLL DISTRIBUTING & CONSTRUCTION SUPPLY, INC. 6B PROPERTY TAX INCENTIVE REQUEST**

**WHEREAS,** the Cook County Bureau of Economic Development received and reviewed a Real Property Assessment Classification 6b application containing the following information:

**Applicant:** Name of Applicant

**Address:** 13655 Main Street, Lemont, Illinois

**Municipality or Unincorporated Township:** Unincorporated Lemont Township

**Cook County District:** 17

**Permanent Index Number:** 22-15-200-019-0000

**Municipal Resolution Number:** Unincorporated Cook County

**Number of month property vacant/abandoned:** Four (4) months vacant

**Special circumstances justification requested:** Yes

**Estimated Number of jobs created by this project:** 5-15 full-time

**Estimated Number of jobs retained at this location:** 5 full-time

**Estimated Number of employees in Cook County:** 5 full-time

**Estimated Number of construction jobs:** None

**Proposed use of property:** Industrial use; warehousing and distribution of construction supplies

**Living Wage Ordinance Compliance Affidavit Provided:** Yes

**WHEREAS,** the Cook County Board of Commissioners has adopted a Real Property Assessment Classification 6b that provides an applicant a reduction in the assessment level for an abandoned industrial facility; and

**WHEREAS,** the Cook County Classification System for Assessment defines abandoned property as buildings and other structures that, after having been vacant and unused for at least 24 continuous months, have been purchased for value by a purchaser in whom the seller has no direct financial interest; and

**WHEREAS,** in the instance where the property does not meet the definition of abandoned property, the municipality or the Board of Commissioners, may determine that special circumstances may exist that justify finding that the property is abandoned for purpose of Class 6b; and

**WHEREAS,** in the case of abandonment of less than 24 months and purchase for value, by a purchaser in whom the seller has no direct financial interest, the County may determine that special circumstances justify finding the property is deemed abandoned; and

**WHEREAS,** Class 6b requires the validation by the County Board of the shortened period of qualifying abandonment in cases where the facility has been abandoned for less than 24 consecutive months upon purchase for value; and

**WHEREAS,** the municipality states the Class 6b is necessary for development to occur on this specific real estate. The municipal resolution cites the qualifications of this property to meet the definition of abandoned with special circumstances; and

**WHEREAS,** industrial real estate is normally assessed at 25% of its market value, qualifying industrial real estate eligible for the Class 6b can receive a significant reduction in the level of assessment from the date that new construction or rehabilitation has been completed, or in the case of abandoned property from the date of substantial re-occupancy. Properties receiving Class 6b will be assessed at 10% of the market value for 10 years, 15% for the 11th year and 20% in the 12th year; and

**NOW, THEREFORE, BE IT RESOLVED,** by the President and Board of Commissioners of the County of Cook, that the President and Board of Commissioners validate the above-captioned property is deemed abandoned with special circumstances under the Class 6b; and

**BE IT FURTHER RESOLVED,** that the County Clerk is hereby authorized and directed to forward a certified copy of this resolution to the Office of the Cook County Assessor.

**Legislative History:** 11/19/14 Board of Commissioners Motion to waive the rules

**Legislative History:** 11/19/14 Board of Commissioners referred to the Finance Subcommittee on Real Estate and Business and Economic Development (This committee no longer exists. There is now a Business and Economic Development Committee and real estate items will be in the Asset Management Committee)

**A motion was made by Commissioner Moore, seconded by Commissioner Butler, that this Ordinance be approved. The motion carried by the following vote:**

**Ayes:** Chairman Steele, Commissioners Arroyo, Butler, Gorman, Moore and Schneider (6)

**Absent:** Chairman García, Vice Chairman Murphy and Commissioner Gainer (3)

## **ADJOURNMENT**

**A motion was made by Commissioner Butler, seconded by Commissioner Moore that this meeting be adjourned. The motion carried by the following vote:**


## **SECTION 2**

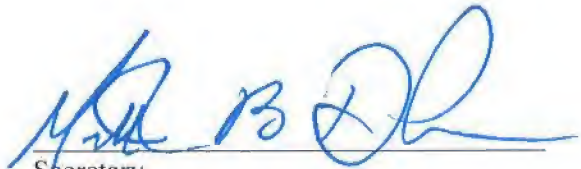
### **YOUR COMMITTEE RECOMMENDS THE FOLLOWING ACTION WITH REGARD TO THE MATTERS NAMED HEREIN:**

File Id Number 14-6183.....	Recommended for Approval
File Id Number 14-6184.....	Recommended for Approval
File Id Number 14-6195.....	Recommended for Approval
File Id Number 14-6196.....	Recommended for Approval
File Id Number 14-6197.....	Recommended for Approval
File Id Number 14-6208.....	Recommended for Approval
File Id Number 14-6251.....	Recommended for Approval
File Id Number 14-6255.....	Recommended for Approval
File Id Number 14-6368.....	Recommended for Approval
File Id Number 14-6374.....	Recommended for Approval
File Id Number 14-6426.....	Recommended for Approval
File Id Number 14-6427.....	Recommended for Approval

File Id Number 14-6428.....Recommended for Approval  
File Id Number 14-6429.....Recommended for Approval  
File Id Number 14-6430.....Recommended for Approval  
File Id Number 14-6434.....Recommended for Approval  
File Id Number 14-6435.....Recommended for Approval  
File Id Number 14-6436.....Recommended for Approval  
File Id Number 14-6440.....Recommended for Approval

Respectfully submitted,

  
Chairman

  
Secretary

\*A video recording of this meeting is available at <https://cook-county.legistar.com>